



Instinct Guides You



## Freesia Close, Weymouth Offers Over £315,000

- Three Double Bedrooms
- Family Bathroom & Cloakroom
- Garage & Off Road Parking
- Generous Living Room
- Close To Bus Route & Amenities
- Mature Southerly Aspect Garden
- Country Walks Nearby
- Cul-de-sac Position



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Located in a cul-de-sac close to a range of country walks, this semi detached family home features three double bedrooms, two reception rooms, and garage with driveway parking. The home boasts an attractive southerly aspect garden with a range of country walks & amenities within close proximity.

Upon entering the house, you'll find an entrance vestibule that provides storage for outerwear and footwear. The heart of the home is the generous living room that offers a versatile layout and space for a range of furniture. A door leads to the dining room at the rear that offers a perfect family space with double doors that lead to the garden, offering a seamless indoor / outdoor flow.

The kitchen features a good selection of fitted cabinetry with space for white goods and rear access to the garden. The downstairs accommodation also includes an inner hall providing access to and a downstairs cloakroom and storage cupboard.

Upstairs, there are three double bedrooms and a bathroom. All the bedrooms offer ample space for furnishings, making them flexible for any family's needs. with bedroom three enjoying views over the rear garden.

Externally, the property offers a low-maintenance southerly aspect rear garden. A large patio adjoins the home offering a perfect space to entertain before rising to a lawn enclosed by fences with trees and shrubs bordering.

The garage completes the property perfectly and enjoy power outlets and an up and over door. There is drive way parking for up to three vehicles.

**Living Room 14'6" max x 12'2" max (4.42 max x 3.72 max )**

**Dining Room 11'2" x 9'9" max (3.41 x 2.98 max )**

**Kitchen 10'7" x 7'10" (3.24 x 2.40)**

**Cloakroom 6'2" x 2'10" (1.88 x 0.87)**

**Bedroom One 14'5" max x 11'1" max (4.41 max x 3.38 max )**

**Bedroom Two 11'3" max x 10'11" max (3.43 max x 3.33 max )**

**Bedroom Three 11'2" x 9'5" (3.42 x 2.88)**

**Bathroom 7'10" max x 9'6" max (2.40 max x 2.91 max )**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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